



Ferndale, New Road

£495,000

Hawkins & Patterson
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Ferndale, New Road

Attractive 1920's semi detached just around the corner from the High Street. Available now with no upward chain. Well presented character accommodation comprising sitting room, dining kitchen. three good bedroom & bathroom. Rear veranda & patio garden. Plenty of forecourt parking.

Situated in a great location just off the popular Henley High Street. Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc).

APPROACH

This distinctive home stands slightly elevated from the road. It has brick wedged forecourt parking. Covered porch with quarry tiled step.

RECEPTION HALL

Tiled floor which extends into the dining kitchen. Dog leg stairs to one side with window below. Dipped Pine doors into,

SITTING ROOM - 3.91m x 3.3m (12'10" x 10'10")

Upvc bow window. Radiator within a decorative surround. Corner original cast iron fire surround with a tiled hearth.





DINING KITCHEN - 3.66m x 2.95m (12'0" x 9'8")

DINING AREA - Part of an "L" shaped room. Ample space for a good sized table below a wide borrowed light window. **KITCHEN AREA** - Fitted with units either side of the room. Below the side window is the sink & drainer. On the opposite side there is a gas hob with electric oven below. Mirror back on three sides. Stainless steel & glass cooker hood. Door out to,

VERHANDA - 3.2m x 1.96m (10'6" x 6'5")

With windows to two sides. Half glazed door into the garden. power & lighting.

UTILITY / STORE - 1.96m x 1.6m (6'5" x 5'3")

Useful store or adapt to make a utility.

LANDING

Pine dipped doors. Access via pull down ladder to part converted generous loft with Velux skylight.

BEDROOM ONE (Front) - 3.91m x 3.3m (12'10" x 10'10")

Upvc double glazed window. Corner wrought iron fire surround. (decorative only) Recessed cupboard.

BEDROOM TWO (Rear) - 3.66m x 2.69m (12'0" x 8'10")

Wide Upvc double glazed window.

BEDROOM THREE (Side) - 2.59m x 2.57m (8'6" x 8'5")









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